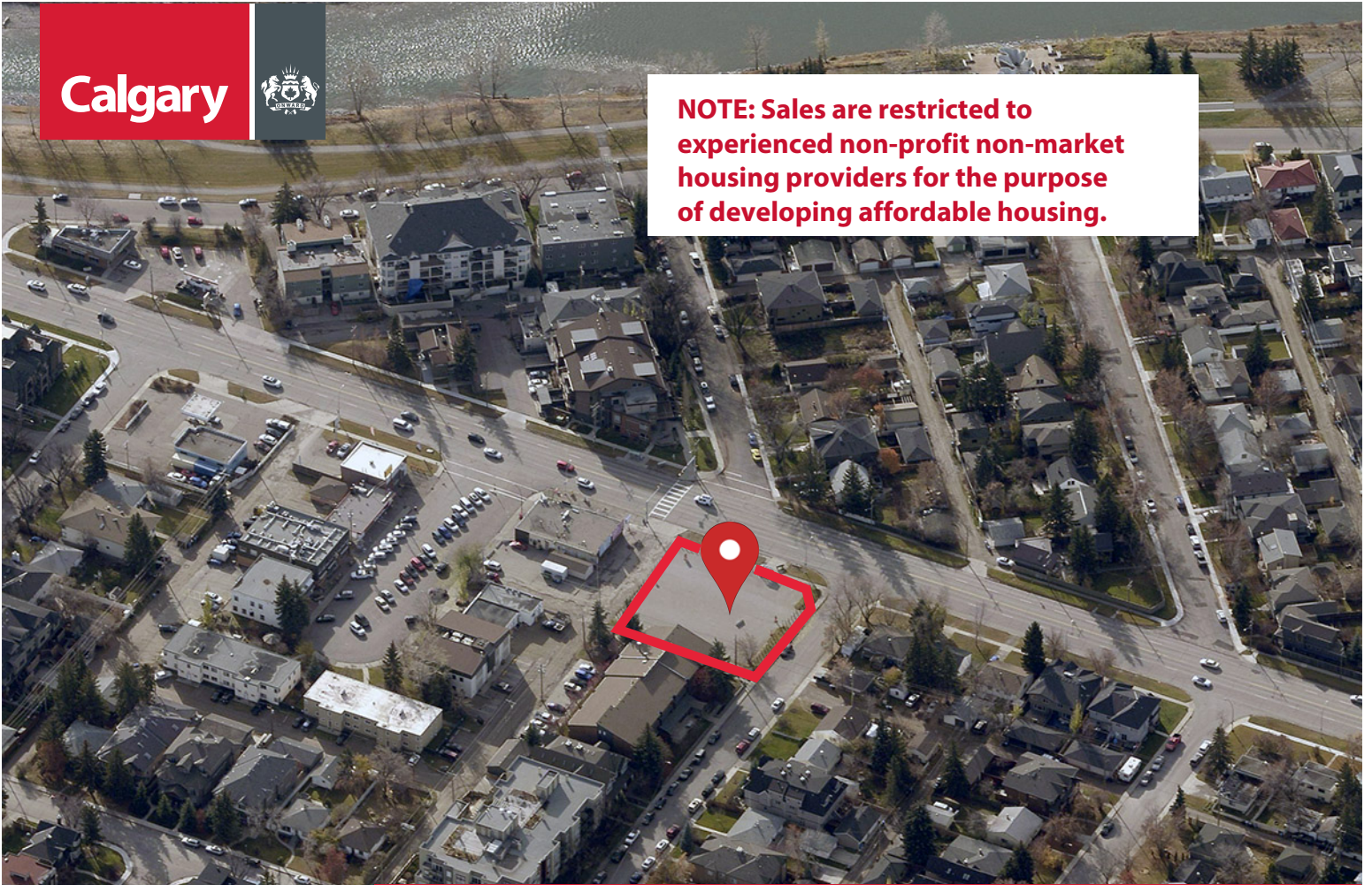


**NOTE: Sales are restricted to experienced non-profit non-market housing providers for the purpose of developing affordable housing.**



# FOR SALE

## 3416 3 Ave N.W. Calgary, AB

*Non-market housing development opportunity in Parkdale located walking distance to transit and amenities*

<b>LAND TYPE</b> Vacant residential lot	<b>LEGAL</b> Plan 1310796 Block X Lot 20	<b>COMMUNITY</b> Parkdale	<b>SITE AREA</b> 15,491 Square Feet	<b>LAND USE</b> DC20D2013 - Based on M-X2 Medium Profile Support Commercial
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### Property Highlights

- Excellent connectivity to the transit network
- Projected yield of 35 – 50 units
- Pre-application assessments available
- Property to be sold 'as is'
- No finder's fees or commissions payable
- Local Planning policy requires commercial/retail at grade with residential
- Current land use supports 5 storey, mixed-use building
- Likely best suited to households with no or older children

### Financial info

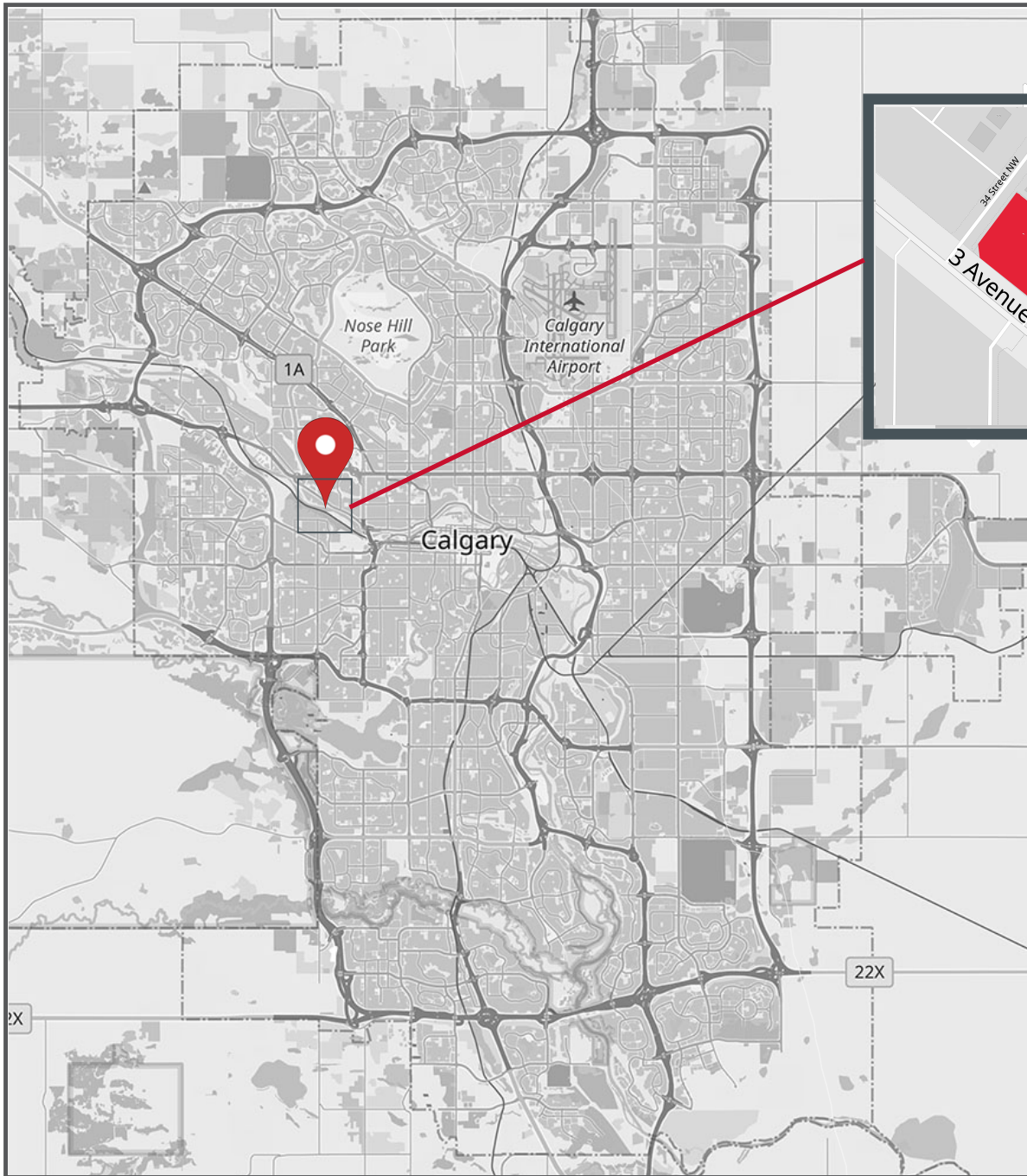
**LIST PRICE**  
**\$545,000**<sup>+GST</sup>

**APPLICATION PROCESS STARTS**  
March 13, 2023

**APPLICATION DEADLINE**  
April 28, 2023



## Context map



### Inset

### Amenities

Close to Bow River pathway and outdoor amenities. Local commercial amenities and restaurants. Close to Foothills Hospital and Tom Baker Cancer Centre.

## Contact us

19-00059734



**Angela DeCaria**  
Senior Sales Agent,  
Real Estate Sales

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Angela.Decaria@calgary.ca  
OFFICE 403-818-8459

Submit interest using the  
**Purchaser Application Form**

**City of Calgary Real Estate &  
Development Services**

Administration Building  
3rd Floor (#195) 323 7 Ave S.E.  
Calgary, Alberta T2G 0J1

To view all land sales and property listings, visit  
**[calgary.ca/realestate](http://calgary.ca/realestate)**

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